



COMMUNITY BOARD 7/MANHATTAN
Minutes of Full Board Meeting

Community Board 7/Manhattan's Full Board met on Monday June 2, 2014, at Fordham University in the District. Chair Elizabeth R. Caputo called the meeting to order at 6:43 pm after the Secretary confirmed the existence of a quorum.

Minutes from previous full board meeting were **approved as amended: 27-0-0**.

Regarding the Crafts Fair, the minutes should be clarified to reflect that the Board took no action but would be willing to discuss again if necessary.

Chair's Report: Elizabeth R. Caputo

- Phyllis Gunther the board's longest serving member, who served on the Parks and Health and Human Services Committees, passed away at 86 years old. Board observed a moment of silence. Board Members were given an opportunity to share their experiences with Phyllis.
- Over the past month, CB7 continued to be an active voice regarding proposed JHL's move to 97th Street. Members testified and sent a letter. Biggest issues are related to quality of life. The draft EIS failed to provide meaningful community in many ways. Will keep community updated about next steps related to this project.
- Transportation Issues: street safety and design working group members have conducted site visits at 96th Street corridor and Lincoln Square. There will be a public meeting in June. The date will be circulated.
- There will be a meeting to discuss the pedestrian safety in the Lincoln Square bowtie at American Bible Society on Wednesday, June 4, 2014 from 6:30 pm. – 8:30 p.m.
- Housing and Land Use committees continue to work on panel discussion to focus on affordable housing.
- Continue to follow CB7 via website, social media. Thanked CB7 board members Su and Rich for leadership in this regard. @cb7manhattan is twitter handle.

Community Session:

- Tanjila Rahman – NYC Department of Consumer Affairs – mentioned New York City's paid sick leave law took effect on April 30, 2013. 1.5M New Yorkers will be able to utilize sick leave. Conducting trainings for employers and employees. Provided general information for employers and employees. Call 311 or visit consumer affairs website for additional information.
- Ian Alterman – paid tribute to Phyllis Gunther – president of 20th precinct community council. Precinct Council meets 4th Monday of the month, except June, July, August & December. Meetings take place on 82nd Street, west of Columbus. Annual national night out event is a fun event on 73rd Street near the subway on first Tuesday in August.
- Larry Brannon – lived on UWS for over 30 years. In the construction field and is an unemployed veteran. No community input or involvement in the development occurring in the community.
- Richard Van Deusen – trustee for New York Society for Ethical Culture – asking for community board assistance with ongoing issue with water drainage issue. Water rarely dries up creating an unsanitary issue. Department of Sanitation does not clean the street either. Has worked with former Councilmember Brewer's office in the past to address this issue.



- Jennifer Zarr – St. Agnes Branch of NYPL – role is to keep kids mentally active over the summer. 2014 summer theme is “What Can we Discover?” Kickoff is June 4th at 4 p.m. Partnering with CMOM for science lab on Tuesdays at 2, ages 6 and older, Thursday programs for writers. Time running out for City budget. Library budget cut 11 times over past 6 years and need help. Do not have proposed cut, but nervous about potential last minute cut. Left sample letters of support for public to complete.
- Winifred Armstrong – Working Group of Park West Village – thanked community board for excellent statement in response to draft EIS for JHL. Draft EIS has called on many unexamined City agencies to be a part of this process. This is important as often these city agencies are not a part of the conversation unless there is a lawsuit.
- Peter Arndsten – Columbus Amsterdam BID – blue flyers for events north of 96th Street were available for the public. Honored Phyllis Gunther. BID’s annual meeting will take place on June 10th at 6:30 p.m. Youth Hostel. There will be a historical walk on June 24, 2014. El Tire Latino – 35 performances to support their 35th anniversary. Monday, June 2, 2014 participatory budgeting meeting was taking place at PS163.

Manhattan Borough President's Report-

Diana Howard

- Thanked everyone for attending the community board reception.
- Office will be hosting community board leadership development series. Left flyers with dates. First meeting will be on June 9, 2014.
- June newsletter was available for distribution.
- BP Brewer recently held a press conference regarding summer school food program.

Reports by Legislators:

Helen Rosenthal – City Council Member, 6th District

- Appreciates community board deliberating on the crafts fair issue.
- 3 quick updates
 - o The City is in final negotiations on City budget. Public can have input on budget on Friday, June 6 at 3:30 p.m. about any budget issues. If want to sign-up in advance can contact her office to do so.
 - o City Council passed sweeping bills and resolutions to fill out bare bones of Vision Zero. Has a lot of due process in it. Final bill would survive court challenge. Comfortable response for Dana Lerner, mother of UWS child struck by taxi who failed to yield. Will introduce a resolution to encourage state to follow suit for all drivers. City shifted from perspective of protected driver to protecting pedestrians. If \$10,000 in arrears in paying state taxes, then state revokes driver license. If fail to yield then only get a couple of points on license and fine.
 - o If have any comments about recent New York Times article referencing loss of middle income homes on UWS, please email her office to provide suggestions for how to preserve affordable housing.
 - o Participatory budgeting – There will be introductory meetings over coming weeks to help determine how to distribute capital funds.

Reports by Legislative Representatives:David Baily, Senator Adriano Espaillat's Office

- Pushing for creation of select bus service for M60. DoT finally implemented this and off board fair purchasing has made a difference in bus speed. Hope this will be expanded throughout the City. Co-authored a Daily News op-ed with CM Mark Levine on this topic.
- Called on Port Authority to conduct a traffic study on New York side of the bridge.
- Session ends in 2 weeks. Next community board meeting should feature more updates.

Josh Cole – Senator Brad Hoylman

- Senate passed a bill subjecting Port Authority to FOIL laws. Previously was outside of those laws.
- Member of NYS Environmental Caucus – pushing for 4 pieces of legislation that would keep fracking and its byproducts out of the state.

Paul Sawyer, A-M Linda Rosenthal's Office

- A-M Rosenthal's bill on audio discharge instructions would provide all blind or deaf patients with information. Bill is awaiting governor's signature.
- Environmental Protection Agency is holding a hearing on Tuesday, June 3 6:30 p.m. at Stuyvesant HS EPA on PCB remediation plan submitted by the City.
- Amsterdam Houses – organized recent meetings regarding safety. Cars were using shortcuts between buildings. Precinct will be enforcing.
- Imperial Courts application to BSA will be voted on Tuesday, June 3, 2014. Hopefully, this will be denied.
- SCREE & DREE clinics have been very successful in getting benefits restored.

Dominic Lee, A-M Daniel O'Donnell's Office

- Cellphone drive for month of June at District Office on West 104th Street, between Broadway and West End Avenues.
- Legal tenants clinic June 21 6:30 p.m. – 8:30 p.m. in District Office.

Shirley Littman – C-M Corey Johnson

- Recent newsletter available on the table.
- C-M is chair of Health Committee and recently held Executive Budget hearing for agencies that have jurisdiction over. Marked shift in tone from agencies to increase access to healthcare and health awareness.
- Friday, May 30, 2014 met with Sally Jewel, Secretary of Interior at Stonewall Inn. Effort to designate heritage sites for LGBTQ.
- Wednesday, June 18, 2014 holding its annual LGBTQ event at Cooper Hall. Call office to RSVP.
- Board Chair noted that C-M Johnson was featured on ESPN.

Business Session

Parks & Environment Committee
Klari Neuwelt, Chairperson



1. **Central Park.** Central Park Conservancy updated proposal to rehabilitate the West 67th Street Adventure Playground.

- Central Park Conservancy came to committee to with additional renovations, but then in the final design had further revisions.
- Unanimous committee vote to approve.

After discussion, resolution to approve was **adopted**: 36-0-1-0

2. **Crafts Fair on Columbus Avenue.** Possible request for proposals by the Department of Parks & Recreation for a crafts fair on Columbus Avenue between West 77th and 81st Streets.

The fall fair dates engendered more discussion at the committee level.

- Background:
 - o CB7 asked to revisit this past decision.
 - o 30-35 years there has been a Department of Parks Concession to have Crafts Fair on West Side of Columbus between 77th and 81st Street. This is for three, two-day weekends in the spring and fall. One vendor executes all of this.
 - o In fall of 2012, Parks asked CB7 to consider whether should issue a new RFP for this concession. At the time there were three sessions remaining on the existing RFP. Received testimony that crafts fair outlived its need in the community and displaced the green market.
 - o At the time, CB7 issued recommendation not to issue a new RFP.
 - o Remaining spring and fall 2013 and spring 2014 sessions took place.
 - o C-M Rosenthal and others asked full board to reconsider the previous decision. Parks Committee heard this issue at May meeting. Had large turnout. Held a spirited discussion in which all the local block associations, neighbors and green markets remained opposed.
 - o Heard from crafts persons who asked to reconsider decision.
 - o Initial committee resolution was to have 2 sessions in spring and 2 in fall.
 - o Before could finalize that resolution, learned that area block associations, green flea, BID and neighbors worked with Simon Gaon and reached an agreement to have 3 sessions in the spring. All were willing to support this.
 - o It was clarified that crafts at Lincoln Center is in October 2014.

Community Comments:

- Steve Anderson – President of 81st Street block association – ad hoc group of community representatives discussed best plan to move forward. The group is prepared to support a spring event for 5 year RFP, as a reasonable compromise. Created task force to come up with how to deal with displacement of farmers. Hope this is fairly and reasonable resolved.
- Alina Revzina – heard at the meeting that businesses on Columbus lose business because of the fair. 50% of businesses surveyed said they love the fair, the remaining 50% could not determine if beneficial or not.
- Barbara Adler – ED of Columbus Avenue BID – completely endorses the proposal. Want to stress great need for the task force for greenmarket during the weekends when fair is there.



- Meg Anzoni – artist at fair – wrote a letter to the board. Appreciates 3 fairs although would prefer 2 in the fall and 2 in the spring.
- David Jagger – supports crafts fair as unique art to the district instead of Chinese products. Outraged and angry that community members do not appreciate this.
- Joseph Balonos – President of W. 76th Street Park Block Association – has a heavy heart because remembers when people were nervous about patronizing the neighborhood. Thanked community leaders and community board for working to achieve consensus.
- Jane D. Schwartz – lived on UWS since 70s – representative read her letter in to the record. Crafts fair made neighborhood special. Fully supports the crafts fair for the full 6 weeks. The presence of this fair makes UWS competitive with Soho and other neighborhoods that may not otherwise pay attention.
- Simon Gaon – The American Arts and Crafts Alliance – thanked CB7 and Department of Parks for 35 years of a successful event. Thanked 77th Street and 81st block associations for fair and reasonable compromise. Thanked C-M Rosenthal and CoS Marissa Maack. Thanked 4,000 members for their support as go into the bidding process.
- Karen Seeger – authored Markets of New York City guidebook – has been following this issue for 18 months. Important issues are handled at the local level. This fair supports over 300 artisan entrepreneurs and this is important that compromise was reached.
- Ariane Saney – local resident – trying to understand distinction between 3 weekends in spring versus 2 in spring and 2 in fall. Would be willing to go with the compromise.
- Linda O'Connor – UWS resident for over 25 years – thanked everyone for hard work. Greenmarket has only been around for 5 years. As opposed to displacing the crafts fair, should find another compromise on W.81st Street or another side street. This has been such an integral part of the neighborhood.
- Jennifer Most – UWS that she moved here for is fading. Crafts fair gives community its vitality and wants it to stay. Cannot understand why this disadvantages community businesses.
- Peter Salwen – compromise between Simon and block associations seems unfair and one-sided. The fair was previously reduced to half its size and now are doing it again. Crafts on Columbus was launched on Columbus when UWS was nothing like it is now. Cherished by vendors, neighbors on UWS and other visitors. This is a civilized event. Had over 4,000 petition signatures. If do not like fair, just walk on the other side of the street. Unlike other UWS nuisances, this is avoidable and in fact very low on list of complaints. Urged board to support crafts alliance to continue to offer this intact, undiminished from current size and frequency.
- Susan Weiswasser – thanked community board and Parks Committee for reconsidering this issue. Disappointed that could not have 2 in the fall and 2 in the spring. The Lincoln Center event is very different. Believes everyone is on the same page. Moving to W. 81st for the Greenmarket is not a hurdle.
- Glenn Weber – artisan who has participated for 25 days – supports compromise. Receives at least half of income from the fair. Cannot afford to lose income.
- Julie Siegmund – personal/carnelianknoll – come up with other ways to support local artists. Losing those three weekends would lose 10% of family income. She is part of this community and her kids attend local schools. Need to find ways to support character of community, which



has historically made it such a wonderful place to live. 79th Street is nice and open and maybe can do something there instead. Please do not shorten the fair.

- Laurie Mendik – very grateful for compromise. These are integral teaching moments for her family to buy local. We have too many local crafts people who support their family from these fairs. The community has already lost several fairs already. Should not lose another fair.
- Michele Berman – artist living on UWS for 30 years – wealthy elite has displaced local business owners in community. Please allow them to prosper alongside the rich. Please allow 6 weekends a year to remain intact.
- Mira Rezvina – Mirar Jewelry Design – this fair is large part of income. Helped her put her daughter through college. There is already high unemployment and now taking away opportunities for local artists. Please keep all 6 weekends in spring and fall.
- Robin Bilinkoff – resident – value the interactions that take place at crafts fair. This is a wonderful piece of community building, especially when losing flavor of UWS. Prefers 6 weeks, but does applaud compromise especially since our federal government cannot do so.

Board Discussion:

- Committee chair was one of the majority who asked Parks not to issue a new RFP, but glad to learn and grow and support compromise. Compromise is great result. The May sessions are generally more financially successful than October sessions. Displacing greenmarket in October is more of a problem because there are more vendors. Apparently vast majority does not appreciate the fairs at all and were opposed until compromise was brokered. About 300 exhibitors each weekend, but only 15 of those are UWS.
- Crafts fair cleaned up Theodore Roosevelt Park. This has changed entire landscape of the neighborhood. Many of the vendors are competing against Alexis Bittar, Olde Goode Things, etc. who are all have rent and payroll. This is a great compromise. 81st – 77th Streets was formerly an undeserved part of district. Should consider going to viable location at Straus Park on W. 106th Street & W. 107th Street. Would be willing to work on a task force to consider a new location.
- Supports full 6 fairs.
- Deeply touched by perspective of local artisans. Fact that there are only 15 artisans from district shows that people are no longer able to live here. Should consider space in 90s on a rotating basis.
- Support crafts fair for 2 and 2 as a compromise.
- Moved by value of crafts fair to the community. King Solomon offered the solution of cutting the baby in half because the real mother would rather give the baby to the real mother because it is not real compromise. Crafts fair is a positive contributor to the UWS. It is not something negative that we have to cut. Offered a substitute motion for 2 in spring and 2 in fall, which was seconded.
- Discussion on substitute motion:
 - o Prefers 2 and 2 as a compromise. Would have never voted against this. Should find ways to keep the community attractive to visitors. The Greenmarket is not sacred that cannot move it for a few weekends. The caliber of the materials included has improved.



- Member on the committee at the time of the initial vote. Supports all the committee's hard work for considering that spring is better time for craft fair and fall better for greenmarket. Opposes substitute motion.
- Is 2 and 2 really better than 3 and 0?
 - Simon spoke to note that the competition from Lincoln Center in the fall directly impacts when they are on the same dates. Lost 35 booths from direct conflict in dates. Artisans do not understand the financial impact and analysis necessary for Parks Department RFP.
- Has a heavy heart because wish there were more fair dates. Regardless of the resolution passed, concessionaire should include number of booths that BID should offer to constituents on a rolling basis.
- Support 6 weekends because October is the driest month. October gets 1 inch less of rain than May. Incredibly impressive that 4,000 people signed petition. Patrons should have their voice heard.
- Make an e-commerce site to make crafts fair products available year round. Support 2 and 2 compromise.
- 3 points:
 - Culture – support local culture. Should build stronger relationship with community. Displacement of culture is another negative impact of gentrification.
 - Congestion – plenty of space to allow crafts fair to happen. All events that are happening should be considered as a part of the streetscape
 - Process – community board needs to question whether all stakeholders have been engaged. When an issue is too one-sided, please consider whose voice is missing.
- Preference is to extend back to 6 weeks for 5 years. There is a strong tradition and vetting that takes place after 30 years. New groups should find alternative space.
- When learned that community compromise was in favor of 3, very glad to stick with that instead of 2 and 2 which supported at community level.
- Supports resolution as written. If change resolution then not valuing compromise.
- Learned a lot and appreciate community grappling with interest and needs. Respect and admire all those who spoke. Compromise was painstaking and worked out by groups who are formerly were diametrically opposed. Now that neighborhood has changed so much, need to work it out. Task force allows groups to work it out. Will support original compromise resolution.
- Did the original resolution cover 3 consecutive weekends in the spring because this mimics language in prior RFPs?

Resolution to approve the substitute amendment was **disapproved**: 5-30-2-0

Resolution to approve the original resolution was **approved**: 36-1-0-0

Preservation Committee

Jay Adolf and Gabrielle Palitz, Co-Chairpersons

3. **498 West End Avenue** (West 84th Street.) Application to the Landmarks Preservation Commission for modifications to the building entry to make it ADA-accessible and for a rooftop addition.



- Entry modification to building on 84th and West End Avenue. Relocating front door and other customizations to maintain integrity of design. Very sensitive proposal.
- Rooftop addition was minimally visible from the street, especially when cornice reinstalled.
- Committee unanimously approved both modifications.

After discussion, the resolution to approve was **adopted**: 33-0-0-0

49 West 92nd Street (Central Park West – Columbus Avenue.) Application to the Landmarks Preservation Commission for a rooftop addition, rear additions on the basement, first and second floor, and replacement of windows on the front and rear façades.

- Many changes with this project.
- Committee found that proposals were inappropriate with scale of the rear yard. Many different elements were inconsistent with rear vocabulary. Made recommendations that if they approved they would modify.
- Approve the façade and disapprove the rear yard

After discussion, the resolution to approve façade and disapprove the rear yard unless modifications are accepted was **adopted**: 35-0-0-0

4. **21 West 95th Street** (Central Park West – Columbus Avenue.) Application to the Landmarks Preservation Commission for rooftop and rear-yard additions.

- Voted to approve the rooftop addition as minimally visible from the street. They are permitted to do this as of right.
- Voted to disapprove the rear yard extension because does inconsistent with architecture. This is also as of right development.
- Will look out for scale and vocabulary to ensure that amendments are consistent within the donut as long as zoning allows it.

Community Comments:

- Robin Elliot – lives next door to the site – This addition would obliterate stained glass window in the rear yard. This is a very stable block. The houses are all about 120 years old. Concerned that this will indelibly change the character of the neighborhood. This is an undesirable change inconsistent with the law.
- Barbara Gerson – opposed to rear yard and roof addition. Recognize that appropriateness is a vague standard, but it would be a total loss if CB7 approves extensions in rear that look like the ones proposed here.

Board Discussion:

- This is another example of a full width addition that create cul-de-sac. The former LPC has previously rejected such additions. Remains to be seen what the current LPC will do on these kinds of issues.
- The commissioners were very concerned with disturbing symmetry of the projects, but then went on to approve the full width extension. Creates dichotomy with building these as of right with the design aspects. Bound by the fact that only before the board as it relates to design and construction when it is an as of right project.



- When comes down to the vote, LPC seems to approve all of these. Creating less open air. Affecting rainwater runoff. Incredible what is being allowed. Buying a brownstone is clear, if want more space should purchase a loft or warehouse.
- Window heads were at a different height, which was subject of questions at committee hearing. Punctures of rear façade were very different than traditional setup.

After discussion:

- a. Resolution to approve the rooftop addition was **adopted**: 36-2-0-0
- b. Resolution to disapprove the rear yard addition was **adopted**: 34-0-1-0

5. **230 West 103rd Street** (Broadway), The Marseilles. Application to the Landmarks Preservation Commission for the installation of awnings over the entranceways to Cure Care and Belmarc Realty.

- Commercial space on ground floor on Broadway. Installation of awnings for two of occupancies on ground floor - Cure Care & Belmarc Realty. Committee approved unanimously.
- Board member will vote ineligible because on board of supportive housing network that owns the building.

After discussion, resolution to approve was **adopted**: 35-0-0-1

Transportation Committee

Andrew Albert and Dan Zweig, Co-Chairpersons

6. NYC Department of Transportation proposed pedestrian safety improvements on Riverside Drive and West 72nd Street.

Committee member Roberta Semer introduced resolution.

- Previously voted on proposal for W. 79th Street.
- W. 72nd was rejected as incomplete. DoT came back with a comprehensive study that has curb extension at NE corner, NW corner and south side of 72nd street. Additionally have placed a new crosswalk at the eastern end of the intersection. There is presently no crosswalk there. Also changed timing of the lights.
- Pleased with proposed DoT changes.
- There have been many crashes at the site, but fortunately no deaths. This will be an incredible safety measure.

Board Discussion:

- Initially public came to committee to say no, but after seeing presentation committee was won over or understood utility of the curb extensions. Make crosswalk to get in to the park much shorter.
- If driving on W. 72nd Street will have greater visibility of pedestrians. When Riverside Blvd. is extended there will be a traffic light.

Community Comments:

- Detta Ahl – impressed by plans saw online. These kinds of tools have been used all over city to protect intersections. Understand fear of change to try new things, but DoT has been willing to work with communities to achieve best result.



- Liz Patek – in favor of the safety improvements. Shortening crossing times for most vulnerable street users is a win for everyone.
- Sandy Ahendorf – President of Board of 322 W. 72nd Street Coop - improvements are welcome. But south side bump outs are not going to improve the solution in search of a problem. There have not any crashes for over 2.5 years. DoT did a study and found that the T intersection was not found to be at any risk. Takes issue with the fact that the community not has seen
- Talia Werber – not in directly impacted buildings. Safety is top priority. Believes reading data differently because do not believe there is no safety issue on streets. Blocks that on has not had fatalities. Agree that this is a solution in search of a problem. Should study block further.
- Tony Benten – President of 330 W. 72nd Street Coop – agree that this is not a problem neighborhood. Has young children who use park and is particularly interested in safety issue. This block is not a safety issue. Concerned about south side bump out. This proposal would interfere with trash pickup and construction already going on. This would create an issue.
- Sam Kingsley – community resident – 2 north side bump outs are potentially beneficial. South side bump out would create a problem.
- John Simpson – Transportation Alternatives – in favor of proposal as is because protects young people and seniors. Should address before this becomes a problem.

Transportation Committee Co-Chairs:

- This is a pretty good proposal. Co-chairs abstained because they believe this is a solution in search of a problem. Putting in three phase signal during which for 25 seconds or so only pedestrians will be able to move. Shortening of crosswalks is good. Previously longest crosswalk was 88 feet with 45 seconds to cross it. Standard for seniors to cross was 3 feet per second. Public complained that restrictions were visually unappealing especially in a residential district. On the south side, DoT said it is safer. Will now have more time to cross here. DoT misinterpreted CB7 critique. South side bump out is not needed to fix a problem, it only creates a problem for residents. Painted lines already create one lane. At meeting introduced amendment to take out south side bump out that will seek to move forward again today.
 - o It was seconded by board member who noted that has knee issues and has never had an issue crossing the street.
- DoT is not infallible. Appreciate their recommendations, but this is searching for a problem. There are ways to slow down northbound traffic without the bump out. Ways to slow down the lights. Compromise is to remove south bump out, which support.

Board Discussion:

- This is how get Vision Zero. DoT believes this is important and we should check their analysis. Either this year or next someone will be injured. Where the last person was killed should not be the basis for determining proactive reform. Bump out will cause inconvenience, but more important that balance needs of entire community. Should defer to residents.
- Taking out the south side bump out is inconsistent with board's values. The streets are already very crowded. Beige bump out is aesthetically an improvement in sea of asphalt. This is what other countries do.



- Should have wider sidewalk from West End to Riverside Drive. On southwest corner should also extend Riverside Drive park side sidewalk. Understand that this is the fastest way to handle this given capital construction needs.
- Moved somewhat by needs of community residents, but also live in fear of frustrated drivers. This is only one more restriction especially with buildup of traffic with Riverside Boulevard from the south will keep cars stuck in intersection similar to Columbus Avenue between W. 97th and W. 100th Streets. Very in favor of other bump outs. Recommended speed bumps, but unfortunately cannot have speed bumps on bus route.
- At member's first meeting in May, DoT noted how dangerous this intersection is and cannot take that lightly. NYPD noted that there have been 9 crashes in last 2 years according to NYPD data. Cannot wait until there are more injuries until take action. Never want to have vote to name another intersection after a child.
- This was not a part of the Vision Zero recommendations. People in neighborhood are not being taken seriously. Compromise is to remove south bump out because that is what the people are asking. They support the plan, but realize that worth a try.
- Support proposed amendment to resolution. Respect DoT, but this is not a particularly dangerous intersection. There is no speeding traffic, let alone traffic at all. On the other hand, the DoT diagram does not show is right where bump out would be. Garbage is collected there and DoT probably did not consult Parks Department or Department of Sanitation. Local residents have been opposed. Effect of south side bump out is that large commercial vehicles would be parked there for long times, would create a safety problem rather than solving a problem that does not exist.
- Question about north bump out, without the bump out turning right on to Riverside Drive from W. 72nd Street is a relatively wide turn. But with the bump out, it is a much narrower turn.
 - o Dan Wagner – Project Manager from DoT – intentionally trying to make this a more difficult turn because it slows down traffic. Current version of wide turn would allow for faster turn. Cannot get it down to 12 feet because bus needs to turn and there is no adjacent parking lane. The unusual geometry is that it was designed around the bus turn with no conflicts.
 - o The garbage issue is that in other instances garbage has been picked up without incident.
 - o Rationale is that have statistics over last 7-10 years that suggest that many different techniques can use to create safety. Tightening intersection is one major tool. Bump out itself is part of the toolkit and want to apply it as many places as possible.
 - o What if the MTA decides to put different bus there? It was clarified that articulated buses have easier turn radius.
- Transportation Committee Co-chair clarified that this is not an issue overall. Amendment is focused on south side bump out. There is no benefit. Should vote in favor of the amendment.

After discussion, the amendment to remove the south side bump out was **adopted**: 26-9-1-0

After discussion, the resolution as amended was **adopted**: 34-0-2-0

Business & Consumer Issues Committee

Michele Parker and George Zeppenfeldt-Cestero, Co-Chairpersons

7. Applications to the SLA for two-year liquor licenses:



- **2758 Broadway** (West 106th Street) Daddo Bogich (Entity to be formed), d/b/a To be Determined.
- **2588 Broadway** (West 98th Street.) Tripti USA Inc., d/b/a AWADH.
- Both resolutions were unanimously adopted and both have prior history of good ownership in the community.

After discussion, the resolution to approve was **adopted**: 32-0-0-0

8. **240 Columbus Avenue** (West 71st Street.) Renewal application #1397232-DCA/#N 130378 ECM to the Department of Consumer Affairs by Café Tallulah, LLC, d/b/a Café Tullulah, for a two-year consent to operate an enclosed sidewalk café with 12 tables and 40 seats.

- This is a renewal of an enclosed café. The vote on this was 6-0-0-1 and non-committee board members 2-0-0-0. Provided applicant of conditions that had to fulfill by May 30, 2014.
- Had to include architect plans, exhaust fans, invoice for rooftop enclosure, install timer that automatically shuts off exhaust fan at midnight every night and restart every day at 9 a.m. There was also concern with noise emanating from restaurant into a neighbor's home. They were asked to install a varnum linear that prevents increase in sound once it is set. Another request was information on a public assembly permit.
- Received a letter indicating that were in the process of receiving this, but previous owner had a public assembly permit and did not anticipate problem getting a new permit. All of the conditions requested of the applicant, including those addressed previously.
- Very satisfied that applicant went above and beyond requests.

Community Comments:

- John Rowley – Appreciates that had a chance to see the plans. Certificate of occupancy is inconsistent with approved plans. Actual occupancy is up to 70 people on first floor when certificate of occupancy only allows 25. Plan is for 40 people. Not so confident that public assembly permit will be allowed because there were modifications.
- Robert Jee – tenant of building next door – appeared before committee before. Problem is that the enclosure for the vent was in place after a cease and desist order. Enclosure is not valid. Does not seem to be a permanent structure. Sound seems to be in violation of decibel levels. Appreciate that can turn off exhaust now when prior was on 24 hours daily. Reiterated that still have noise issues. Parting walls stand the length of the bar. Plans did specify that the stucco was to be removed from the particular wall. If remove natural abatement, it exacerbated the problem.
- Greg Hunt, one of the managing partners of Café Talullah – Upper West Side residents want to be good neighbors. Been very responsive to committee and addressed Robert's concerns. DoB requires roof fan. This is permanent, 5 inches wide and sound from exhaust fan has been dramatically reduced. Sound can be very subjective. Asked Robert Yee if could access his apartment to allow for acoustic testing to be able to cooperate. Will do whatever needs to do to make everyone happy. This is a permanent structure that has been in place for 50 years.
- Question about whether there is a retaining wall in place.
 - o Yes, it was previously removed. If vote to disapprove it would require very serious improvements.
- Anything else can do to broker solution? If there were an easy fix would have done this by now. No feasible solution, except to put up ugly plastic panels on the exposed brick walls. There have been no violations issued to date. Have instructed staff to shut music off as soon as close and everything else can do to be sensitive to Robert and his wife.
- It would be tens of thousands of dollars to make any further fixes.



Board Discussion:

- Heard issues brought before the committee. Owner has diligently and at their expense answered all of the major issues raised. For all practical purposes, applicant has complied with all the issues of the public. This does not diminish or cast negative comments on the public, after the committee reviews an applicant the public will keep raising additional issues after the original issues have been documented. Believe it is time to move this forward. If the noise becomes an issue with Department of Consumer Affairs or other government agency, then the applicant will have to answer to such authorities.
- Nothing in favor or opposed to this particular restaurant has opposed enclosed sidewalk cafes. They take public sidewalk, they pay very little in relation to value of the real estate to the public or generally. The city has never really cleaned up its regulations on enclosed cafes, nor has the board. Enclosed cafes encourage owners to remove the original front wall of the building and then complain that burden to restore the wall and so have an enclosed café in perpetuity. Need to continue to think about these issues and say should reject enclosed cafes.
- Committee co-chair noted that do not consider or approve any new enclosed cafes. Only considering existing enclosed cafes that have been grandfathered in.

Resolution to approve the enclosed café was **adopted:** 27-2-2-0

9. **349 Amsterdam Avenue** (West 77th Street.) New application #4492-2014-ASWC to the Department of Consumer Affairs by BT Restaurant Enterprises LLC, d/b/a Tessa, for a two-year consent to operate an unenclosed sidewalk café with 8 tables and 15 seats.
 - This is an application for a new unenclosed café. They have been around for several months with no issue. They have louvered doors in front. Approached owner that it was very noisy and putting in installation to baffle the noisy.

After discussion, the resolution to approve was **adopted:** 30-0-0-0

10. Unenclosed Sidewalk Café Renewal Applications:

- **2518 Broadway** (West 94th Street.) Renewal application #1353701-DCA to the Department of Consumer Affairs by 94 Corner Café Corp, d/b/a 94 Corner Café, for a two-year consent to operate an unenclosed sidewalk café with 4 tables and 16 seats.
- **450 Amsterdam Avenue** (West 81st-82nd Streets.) Renewal application #1341925-DCA to the Department of Consumer Affairs by D&D Thai Restaurant Corp., d/b/a Land Thai Kitchen, for a two-year consent to operate an unenclosed sidewalk café with 5 tables and 11 seats.
- **650 Amsterdam Avenue** (West 91st-92nd Streets.) Renewal application #1352255-DCA to the Department of Consumer Affairs by Olivia Ava Corp., d/b/a Edgar's for a two-year consent to operate an unenclosed sidewalk café with 6 tables and 12 seats.
- **245 West 104th Street** (Broadway-West End Avenue.) Renewal application #1187714-DCA to the Department of Consumer Affairs by Broadway 104, LLC, d/b/a Café du Soleil for a two-year consent to operate an unenclosed sidewalk café with 18 tables and 36 seats.

After discussion, the resolution to approve was **adopted:** 31-0-0-0

11. **433 Amsterdam Avenue** (West 80th-81st Streets.) Renewal application #1027125-DCA to the Department of Consumer Affairs by Haru Amsterdam Avenue Corp., d/b/a Haru, for a two-year consent to operate an unenclosed sidewalk café with 7 tables and 22 seats.



- They did not appear before the committee, but they will appear before the committee at June meeting.

Resolution to **disapprove without prejudice was adopted**: 30-0-0-0

Youth, Education & Libraries Committee

Eric Shuffler and Blanche Lawton, Co-Chairpersons

12. PS 163 concerns about the Jewish Home Lifecare project on West 97th Street and call for DOE to get them answers and help address their concerns.

- Board has taken issue with certain concerns and impacts on what the school community on the ground is facing. This not a resolution against the development. Department of Education has not been involved in the discussion from any perspective, i.e. safety, environmental impact, safety, cost effectiveness.
- Resolution calls on DoE and Chancellor to immediately engage in this process. Look at noise mitigation, environmental concerns, impact on pickup and drop off, possible relocation, school funding. School should be given these answers before any final decisions are made.

Community Comments:

Renee Kathwartha

- City agencies have been completely absent from any discussion. SCA, DoT, DoE does not want to engage them. PTA hired experts at cost of thousands of dollars and their report has not prompted any action yet.
- JHL has even acknowledged that impact will last more than 20 months and be very noisy.
- What analysis has agencies engaged in to as it relates to this issue.
- Hope Department of Health will issue a no action decision on this proposed plan.
- Hope CB7 will follow-up as well.

Adina Brooks, Co-Chair of PS 163 Task Force

- Ps163taskforce.org
- Trailers are over 12 years old and way past expiration. If this project is approved, the school may have to move. In case of PS 51 it costs millions of dollars. Should not subsidize the developer.
- One-third of students are there by choice
- Are they engaging Douglass Housing residents on this issue because there are also lead, asbestos issues and infill?
 - o Yes, doing flyer. Translated materials in to Spanish. Need help.

Susannah Fritton, parent of 3rd grader

- This is one of most racially and socio-economically diverse schools on the UWS.
- Working with city council members to make sure that such major development does not happen without engaging stakeholders.
- The park may have to be closed.
- Are trailers not temporary? What is plan for expansion?
 - o It allows for rotating space. There is no monies allocated for PS 163 in 5 year capital budget
 - o There is no central air in this school. So if have to shut windows and use window air conditioners then this could create even more environmental issues with PCBs.

Friendly amendment number to item number 6 regarding developing a place to protect students, parents and administrators from the myriad traffic issues presented by the proposed project.



After discussion, resolution was **adopted**: 30-0-0-0

Motion to adjourn was unanimous at 10:52 p.m.

Present: Elizabeth Caputo, Jay Adolf, Andrew Albert, Linda Alexander, Richard Asche, Isaac Booker, Steven Brown, Kenneth Coughlin, Catherine DeLazzer, Mark N. Diller, Robert Espier, Miki Fiegel, Sheldon J. Fine, Paul Fischer, DeNora Getachew, Rita Genn, Matthew Holtzman, Meisha Hunter, Joanne Imohiosen, Madelyn Innocent, Audrey Isaacs, Brian Jenks, Lee Ping Kwan, Blanche E. Lawton, Lillian Moore, Klari Neuwelt, Gabrielle Palitz, Michele Parker, Nick Prigo, Anne Raphael, Jeannette Rausch, Richard Robbins, Suzanne Robotti, David Sasscer, Ethel Sheffer, Eric Shuffler, Jaye B. Smalley, Polly Spain, Barbara Van Buren, Howard Yaruss, George Zeppenfeldt-Cestero and Dan Zweig. **Absent:** Page Cowley, Marc Glazer, Genora Johnson, Madge Rosenberg, Roberta Semer and Mel Wymore.

Transportation Committee Meeting Minutes
Andrew Albert and Dan Zweig, Co-Chairpersons
June 10, 2014

1. **Broadway and West 78th Street** in front of 2194 Broadway. Application #6422-2014-ANWS to the Department of Consumer Affairs by Sultana Razia to construct and operate a newsstand.

Presenting, Mohammed Kadir, Sultam.mmud@gmail.com

Committee Approves the Application, 6-0-0-0; 1-0-0-0

2. Planning of site visits:

- Cross streets bounded by West 60th and 66th Streets, between Amsterdam & West End Ave.
- Riverside Boulevard.

3. NYD DOT outstanding items. Discussion of pending correspondence to D.O.T. - items not yet acted on.

1. 97th & West End Ave improvements, including removal of dedicated left-turn lane from northbound West End on to 97th Street, change in signal timing at 96th & West End Ave, to avoid speeding to make the light from 97th Street.

2. Signs at 94th & Amsterdam & 95th & Amsterdam, alerting motorists "best way to east side" indicating north on Amsterdam, and east (right) on 96th Street.

3. Dedicated "contractor" parking spaces on the east side of Columbus Ave, south from 81st Street.

4. Depression in the road causing severe ponding at 66th Street, on the west side of Broadway.

5. Dangerous signal conflict at 65th Street & Columbus Avenue.

6. Narrowing of 66th Street between Amsterdam & West End Avenues.

7. Request for a bump-out for passengers exiting the uptown #1 train at 66th Street.

a. Discussion spearheaded by Ken Coughlin regarding a request for a split-phase light at 97th Street and West End Avenue. Dan Zweig concurred and described the entire WEA corridor as a "speedway." Andrew Albert concurred and pointed out that a list of split-phase lights has previously been sent to D.O.T. Community member Dave Zelman described the bottle-neck that occurs because of trucks loading on Broadway.

b. Amelioration of flooding on the east side of Riverside Drive between 109-110th Streets and West side of Amsterdam Avenue, between 84th and 85th Streets.

4. New business:

NYPD Traffic tickets for double parking;

• No Parking regulation on West 94th Street, CPW-Amsterdam Avenue.

• Community member, Craig Krueger, feels the signage for hydrants and alternative side parking is unclear and arbitrary. He received three tickets at 245 West 75th Street for \$115 each. Ping suggested that they paint "look" signs.

• Batya Lewton pointed out that the stop signs on Riverside Boulevard, between 62nd and 70th Streets are often ignored. A consultant she worked with said there should be a raised area to increase visibility of the signage

and it should be made into a 20-mile zone because of the proximity to schools. She has requested a walk-through in the morning to meet with D.O.T. Ping also suggested a walk-through with D.O.T. to Freedom Place and West 66th Street. Rich Robbins pointed out that there has been 16 crashes and one injury between a pedestrian and car, according to public data in the eight-block span along Riverside Boulevard. Freedom Place had four crashes, YTD, with no injuries

- Sean Donovan and Matt Dixon, shareholders from 10 West 93rd Street, HDFC Cooperative, adjacent to Columbia Grammar. The school has removed street parking to ameliorate traffic clogging and the result is that the residents of 10 West 93rd Street are besieged by valet parking and children loitering in front of their building.

- Jonathan Morris, president of 32-unit cooperative at 37 Riverside Drive, entrance on 76th Street. He feels the residents of his building are being targeted by D.O.T. agents and arbitrarily ticketed when they are temporarily standing. Two issues: feels the agents are not properly trained and that private vehicles should be allowed to temporarily stand for picking up and dropping off people. Committee will find out what the policies of the current traffic enforcement division in the territory.

- District Needs Statement, edits:

- o Bowtie on Columbus between 65th and 66th Street may be removed, because it is on D.O.T.'s agenda.
- o Request for red-light camera on 97th Street and WEA.
- o Request for red-light camera on northbound lane WEA at 106th Street.
- o M60 bus route is not going to be extended.
- o M104 service was truncated at Times Square, which affected thousands of riders who relied on the one-seat ride to Grand Central & the United Nations.
- o Off-board fare collection pilot for the M79, M86 bus routes

Present: Andrew Albert, Dan Zweig, Linda Alexander, Isaac Booker, Ken Coughlin, Lee P. Kwan, Suzanne Robotti and Howard Yaruss. **CB7 Chair** Elizabeth Caputo. **Board Member:** Richard Robbins. **Absent:** Lillian Moore and Roberta Semer.



Business & Consumer Issues Committee Meeting Minutes
Michele Parker and George Zeppenfeldt-Cestero, Co-Chairpersons
June 11, 2014 7:00

Applications to the SLA for two year liquor licenses:

1. **462 Amsterdam Avenue** (West 82nd Street) Jin Upper West Side Corp d/b/a Jin Ramen Sam Wong 917-574-5352 samwongnyc@gmail.com owner
Owns 7 other restaurants. Marc disclosed that he represents this applicant. Opening a fast food noodle shop, will need renovations that have to be approved by Landmarks.
Vote: A 6-0-0-1

2. **891 Amsterdam Avenue** (West 103rd Street) America Youth Hostels Inc, d/b/a/ Hostelling International USA. Outdoor area. Wine & Beer only.
Alex Victor George Finn, George.Finn@hisua.org
Application for both inside and out, café: 2 event spaces, 2 lounges and backyard. Beer and wine license only. All events and café close at 1am, shut down at 10pm. No cash bar. Club license giving liquor to members only. Use bracelets to show person has been ID'd. Crowd size usually is limited to 40. Applicant will amend the application to reflect closing time at 1am. Music outdoors with a local artist. Frederic Douglas Houses surround the hostel, concern that outdoor events might be disturbed residents. Meet & Greet is inside, once a week.
Neighbor Michael Gotkin sent eMail to complain about amplified sound. He claims to have complained about noise from large gatherings in the front. mikegotkin@gmail.com 218 W 104th St, 3B. CB7 will send Mr. Gotkin George Finn's eMail address for a direct dialog.
VOTE: A. 7-0-0-0

Unenclosed Sidewalk Cafes:

3. **241 Columbus Avenue** (West 71st Street.) Renewal application #0895637-DCA to the Department of Consumer Affairs by Burrito Junction, Inc., d/b/a Harry's Burrito Junction, for a two-year consent to operate an unenclosed sidewalk café with 12 tables and 36 seats.
Harry Powell Poweeye@aol.com General Manager
Did not bring photos of delivery vests. Will send before July 1 full board and supply list of postings.
Vote: A. 7-0-0-0

4. **433 Amsterdam Avenue** (West 80th – 81st Street.) Renewal application #1027125-DCA to the Department of Consumer Affairs by Haru Amsterdam Avenue Corp. d/b/a Haru, for a two-year consent to operate an unenclosed sidewalk café with 7 tables and 22 seats.
Vote: A. 7-0-0-0

New Unenclosed Café Applications:

5. **50 West 72nd Street** (Columbus Avenue.) New application #5871-2014-ASWC to the Department of Consumer Affairs by 50 W. 72nd Rest, LLC, d/b/a RIPS0 72, for a two-year consent to operate an unenclosed sidewalk café with 13 tables and 30 seats.
Carlo Zakorski, architect, Phil Alotta, owner, 917-612-4915 (no eMail).
Have zoning approval for 100 feet going east towards Central Park. No other storefront is allowed an outdoor café to the east. Supplied a packet with all approvals, a letter from the building owner (apt), 20 letters of support. Outdoor café will close at 11pm. The restaurant has been open 5 years. He owns 3 other restaurants. Clientele in the wine bars are 70% women, very low key.
Elizabeth Caputo sent in a letter requesting that the sandwich board be removed. The owner agreed.



The trash from the apt building sits across the café. What can be done about that? The owner supplied a letter from the son of the owner of the apt building (said to be a VP of the corporation) committing to find an amenable agreement.

Erica Overton from Linda Rosenthal's office read a statement opposing the outdoor café as taking away public space on a crowded street.

Marty Algaze – spoke against the outdoor café and brought letters opposing the café. 72nd St is a residential street. It's a wide street, but still a street. Unique block in that it's a major tourist attraction due to the Dakota. Tour busses drop off sightseers at the Dakota and they walk to Strawberry Fields. There are no outdoor cafes on this block. He is concerned that other outdoor cafes will then open. If the garbage is on the sidewalk pedestrians will not be able to get by. The standpipe is within the café area.

Steffie Berne and Robert McFarland – From the Dakota – The restaurants on W72nd were originally built as service kitchens for the residents of the hotel/apartment buildings. W72nd is a crazy street with a mix of pedestrians, school children, and tourists.

Hannah Epstein, 50 W 72nd. Mostly single women. Sometimes the doorman leaves post and leaves door open. Security issue.

Susan Ruttner, Mayfair Towers 15 W 72nd St. The pedestrian traffic due to tourists is very heavy. It's not the right place for an outdoor café. Don't make those who live on the block miserable.

Richard Bloom 15 W 72nd St. When the crowds from Dallas BBQ spew onto the street it's very noisy. Because it's a transverse street he has to turn the volume up on the TV because of motorcycles and other traffic. There are a lot of dog walkers on the street. Homeless population, usually harmless, wander the street. Deterioration of the quality of life.

Mark Diller – CB7 member. Generally in favor of outdoor cafes but not in this location. It's not wide considering the use – there are too many pedestrians. There is a lot of street furniture in that area. It has more going on this block than many city avenues – tour busses, tourists, route to the subway, route to the park, traffic transverse to the park and it's a residential street. On weekends it will be the most crowded and the time the outdoor café will most want to operate. If one restaurant gets an outdoor café, the other restaurants will need to get one to be competitive. We are constricting pedestrian traffic.

Carlo Zakorski – architect, the zoning will not permit any outdoor cafés east of Riposto.

Patricia Hopkins – with the architect. It's a quiet street, will add to the outdoor ambiance.

Wilinska Katarzyna - Very quiet place, simple.

Committee Discussion:

Matthew: With all the density issues in the city, I don't see how an 8 foot café is going to be a further burden.

JoAnn: It's too crowded, it wouldn't fit in, it would look odd. I'm against it.

Marc: Restaurants that have outdoor cafes do much better than those that don't I think this operator needs this to keep open.

Linda: I don't see how a small sidewalk café is going to exacerbate the density problem. I understand the noise issues. The outdoor cafes add vibrancy. This doesn't look like it will add noise and craziness. It can make the area safer, it will add eyes on the street. It's already been approved by DCA and LPC.

Paul: When the garbage is out that will leave 1 foot for the pedestrians to get through.

Su: We need better resolution on the garbage issue. Would the owner consider removing the outside (3rd) line of tables which would lessen the bottleneck?

Architect: All tables will be stored inside every night and will not be brought out until 4pm on weekdays and 11:30am on weekends. The garbage will be moved.

Michelle: Who would be available for noise and other complaints? Owner is called directly. CB7 is authorized to

Vote: A 5-2-0-0; Non Committee members 0-1-0-0



6. **2130 Broadway** (West 75th Street.) New application #6949-2014-ASWC to the Department of Consumer Affairs by Beacway Operating, LLC, d/b/a Hotel Beacon, for a two-year consent to operate an unenclosed sidewalk café with 8 tables and 32 seats.

Vote: A1-0-0-0; 1-1-1-0

7. **2794 Broadway** (West 108th Street.) New application #6768-2014-ASWC to the Department of Consumer Affairs by AJS Public House, Corp. , d/b/a Tara Hill, for a two-year consent to operate an unenclosed sidewalk café with 18 tables and 36 seats.

Presenting: Andre Neyrey, Manhattan Restaurant Consultant. Owner, Ashley Crowley.

Testified that the bar was renovated and menu upgraded, including the addition of new furniture and fixtures to convert it into a bar/restaurant. Ms. Crowley said that the patrons include people from the neighborhood and college students. Committee reviewed plans and requested they be revised and re-registered because they were missing such details as egress. Mr. Neyrey agreed to withdraw the plans and revise.

In the interim, community members elected to raise issues about the existing plans.

- Dee Martin, resident, 545 W. 111, as an architect she felt the plans were inaccurate. She complained to Ms. Crowley who pretended not to be the owner and feels they were being disingenuous when they brought what turned out to be inadequate.
- Tom Powell, 255 W. 108 St., long-time resident who has been “plagued” by the bar since he moved in in 1986. He feels the problems have become worse, owners/bartenders are unresponsive. There is pounding music, loud crowds in the street.
- Merrill Segara, 255 W. 108 St., says the crowd urinates and smokes on the street, the exhaust system was registered as a violation. Owner threw her out of the bar.
- Peter Kent, 256 W. 108 St. in building where bar is located. Says it is a loud bar, not a restaurant and the problems have been occurring for years. He feels that the issues will only get worse, given the patrons and the congestion on the block.
- David Sheldon, 256 W. 108 St., has lived in the building for 40 years and says the current owner is the worst. He says the bouncer for the restaurant does not check IDs or keep the crowds quiet.
- Eugene Gaer, president of the Cooperative at 2790 Broadway, brought a petition from 26 fellow shareholders in the 61-unit building. He said there were no notices or there would have been more. It is a college student bar and they are rowdy smokers who congregate outside of the building. His neighbors keep their windows closed because of the noise and smoke. He says it will interfere with the operations of nearby retail, such as Absolute Bagels, which is also congested.
- Hamideh Sedghi, 317 W. 108 St. Has lived in the neighborhood for more than 30 years. She feels the neighborhood is becoming increasingly congested. There are already three or four noisy restaurants, including Tacqueria on 108th Street. She said the noise and smells are getting worst and she feels afraid of the drunken patron. She did not know Ms. Crowley was the owner and has always been impolite to her.
- David Angerman, 255 West 108th Street, says all the noise is emanating from the bar and continues after the bar was closed. He was shocked that the restaurateurs left before the community had a chance to speak.
- Ann Holler, 256 W. 108th Street, added there is no doorman in the building, the super are unpaid and live in the building, and the restaurant has exasperated the rodent problem.
- Hugh Siegel, 2790 Broadway, feels the restaurant needs some remediation, he calls 311 constantly and the bar should be closed.



- Gaynor Ellis, 255 W. 108 St. says there have been many accidents on the corner of Broadway and 108 Street, there have been pedestrian fatalities and it is not a great place to have an outdoor café. In addition, there are two schools, a fruit vendor and a church so the congestion will be untenable.
- Jason Kim, 2790 Broadway, says he is the youngest person in the room, has been a patron at the bar and understands louder music. Adds that the patrons of the bar do not leave at 4 p.m. and he doesn't feel safe with them vomiting and urinating on the front of his building. He is planning on getting acoustic curtains.
- Andre Smith, 300 West 108, says it is the nearest bar to the campus and although the restaurant at the other corner, Tacqueria, can be noisy it is not intolerable like the bar.
- Bauska, Super for 41 years, 2790 Broadway, wanted to highlight that it is not a restaurant, but a rowdy bar and the patrons are not just students. He has to clean up the vomit, beer bottles and other detritus from the bar's patrons, including some of the patrons. He says it has been a problem for many years. The people come outside of the bar to smoke and illegally take their drinks with them. Ms. Crowley is very dismissive, even ignores the police, and does not use any surveillance video.

Vote is being held over until next month when applicant agrees to bring corrected plans.

Present: Michele Parker, Linda Alexander, Paul Fischer, Marc Glazer, Matthew Holtzman, Joanne Imohiosen, and Suzanne Robotti. **Board Member:** Mark N. Diller. **Absent:** George Zeppenfeldt-Cestero and Brian Jenks.



**Preservation Committee Meeting Minutes
Jay Adolph and Gabrielle Palitz, Co-Chairs
June 12, 2014**

The meeting was called to order at 6:35pm.

1. 141 West 81st. St. ---- Application # 14- 8148 to LPC for construction of a rooftop addition and a rear yard extension.

James McGibney, Gibney, Anthony&Flaherty, requested an adjournment stating that public notice of the meeting was not sufficient. The committee responded that posting requirements had been met and deliberations would proceed. The Chair added that issue of notice could be raised at the full Board meeting if the party so wished.

The presentation of application was made by Florian Idenburg, Partner of SOIL, Architects.

It was pointed out that the block in question was highly diverse in styles of buildings and usage. Also, a number of other buildings had earlier extensions.

The addition would not be visible from the public way with the frontage set back behind the existing gable facade on the 5th floor. The rooftop addition to be masonry clad, covered in white stucco. The rear facade of the extension covered in Low E, clear glazing, framed in white silicone joints. The design and execution to match the design of the full width and height of the proposed rear yard extension.

The rooftop addition to be used as a gym, approximately 19' x30' adding 570sq. feet. The mechanicals for the building are in the basement and the A/C units are behind the gable facade.

There were a number of comments from the public.

Donald Press, President of the 81st. St. Block Assn. asserted that the process had failed and that was not sufficient notice of the meeting given. Also, the mock-up was up for only 3 days. He added that the additional bulk to be added was unprecedented and that the rooftop addition would cover 70% of the roof area and not 30% as claimed. He pointed to the historical significance of the building, one of four existing row- houses built in the Romanesque Revival style. He added that the additional area seems excessive for single occupancy.

John Harris, 145 West 81st. St., said that the donut would be violated and turned into a "black hole".

Couri Hay, 143 West 81st, St., was concerned about the effect of the reflecting glass. The excessive heat would burn prized trees and plantings. Also, the height of the proposed fence far exceeds the legal limit of 6' resulting in light deprivation. He also questioned the estimated timing and cost of the project.

Tom Hayes, 133 West 81st. St. said the proposed wall would block the view.

There were 5 letters in opposition submitted from neighbors.

After discussion, the Committee determined that the rooftop addition was minimally appropriate and APPROVED that aspect of the design 3-1-0-0. With further deliberation, the Committee determined that while elegant in design, the proposed rear yard was not appropriate for a Historic District and DISAPPROVED the design 3-0-1-0.

2. 225 Central Park West. Application to the LPC for a Building wide Window Replacement Masterplan. Application presented by Trinity Sambolin, Akam Associates, Inc. and Gulie Pani, Designer/



Manufacturer, Panorama Windows.

The building was constructed as a hotel (1929) and converted to condominiums in 1984. The original windows were six-over-one, single pane, double hung of which none remain. The plan from the 1984 conversion called for one-over-one, double hung, bronze finished windows which are in widespread need of replacement.

The proposed master plan calls for a replacement design of one-over-one aluminum, double-hung, bronze finish, and the width slightly narrower than the existing window. While the plan would not restore the original design, it would assure uniformity long term.

There were two comments from the public.

Lisa Coglan, 225 CPW, commented that the current windows are 15 years old and in need of replacement.

Lisa O'Brian, 225 CPW, said that she is currently renovating and asked if she should wait.

The Committee felt that although the proposal did not restore the fenestration to the original design, what was being proposed was appropriate for a Historic District.

The application was APPROVED 3-0-1-0

3. 505 Columbus Ave. Application #14-8148 to LPC for an extension of the front fire escapes on the second and third floors. Presenting the application was Linna Hunt, Hunt Architects.

Co-Chair Palitz offered a conflict-of-interest disclaimer explaining that she had in the past used the professional services of Ms. Hunt as an expeditor but has no current business arrangement.

The presenter explained that an illegal conversion had been made, creating four apartments out of two resulting in blocking access to the fire escapes. The proposal calls for the extension of the fire escapes at the north and south ends of the second and third floors to provide the necessary egress. The design would match the existing black wrought iron, square metal bars and secured to the masonry with metal brackets.

The Committee determined that the design of the additions were appropriate to the character of the building and the Historic District.

The proposal was APPROVED 4-0-0-0.

5..FY2016 District Needs Statement. The Committee was asked to review the current document and make any suggestions deemed necessary/appropriate.

The meeting adjourned at 9:30 pm.

Respectfully submitted,
Blanche Lawton

Present: Jay Adolf, Gabrielle Palitz, Mark N. Diller and Blanche E. Lawton. **Absent:** Miki Fiegel, Meisha Hunter and Lee P. Kwan.



6/16/2014

Parks and Environment Committee Minutes, Community Board 7/Manhattan

A - Kayak Program - Kaitlin Petersen and Mike Petite of Manhattan Community Boathouse presented information regarding the Kayak program in Riverside Park. The following information was shared:

- It is free
- It has serviced over 200 people each weekend day this season
- They clarified that they post weather alerts on line
- Encouraged us to come down and spread the word

B - Broadway Mall Association Presentation on 2014 Fall Art Exhibition

1- The presentation was made by Bob Herrmann and Stuart Desmond and including the following details, information and history:

- They gave a brief history of the program
- Max Levai of the Marlborough- Chelsea Gallery will be choosing the pieces
- In the past, it has been one artist, but this year there will be several
- A handout was given that detailed all of the locations and pieces and Committee members walked through it
- The pieces are not currently for sale but the assumption is that they will be shortly after
- They clarified that they work closely with the Parks Department to properly install them. They are made of various materials including plastic
- Concerns of tripping over them was raised by a committee member
- They confirmed they were insured

2- Monica Blum, Executive Director of the Lincoln Square BID, spoke and raised concerns about the sculpture that is to be placed in Dante Park.. Her speaking included:

- She gave a history of recent installations at that park
- Past installations had left permanent damage to the park
- The recent Herb Albert sculptures had left major issues
- The vendor that was hired did a poor job fixing the pavement and it just recently has been fixed satisfactorily
- Stuart assured her and the committee that he would work closely to with Parks Department to install in a manner that would not leave any issues
- Steve Simon confirmed that there would be a different way to install them and that he did not think it would cause any issue like in the past
- Monica requested that it be down by December 1st prior to the Winter's Eve event

3- A Resolution to approve the Exhibition but in manner that would not damage anything was voted on. It was unanimously passed

Committee members: 7-0-0-0

C – Steve Simon introduced three employees of the Parks Department



- 1- Mike McLean was introduced as the new Parks Manager in Districts 7 and 9. The following information was presented:
 - Mike was new and came from District 3
 - Mike gave his background which including an impressive history
 - His current goal is to “ beautify” all of the playgrounds in Districts 7 and 9
 - He wanted to do one every two weeks
 - Happy Warrior was currently being worked on
 - He did this with volunteers that he has used in the past

- 2- Ben Kramer – introduced as the new Parks Manager for Riverside Park.
 - He is focusing the “Contract Parks”: Riverside Park South below 72nd street, and the Harlem Piers above 125th
 - He has been in the position for the last 6 months and shared his background
 - Steven Brown shared his concern with the 72nd intersection of Riverside Park and the danger it has to children and pedestrians as cyclists speed down the curve from downtown
 - It was confirmed that there would be changes made to that intersection as part of the “Brewer Money” project, but it would it would most likely be a year away
 - Steven Brown asked if there was anything that could be done before changes are made in a year. He suggested speed bumps. were suggested
 -

- 3- Vanessa Samudo – was introduced as a manager at the Gertrude Ederle Recreation Center
 - She spoke about the Gertrude Ederle Recreation Center and its one year anniversary
 - She spoke of the various programs including dance instructions and sports activities
 - Invited the committee to the anniversary

D- Update on Committee discussions

- Discussed the new Tavern on the Green
- Updated regarding the initiative to have a car free Central Park
- Updated regarding the Parks Department’s position regarding 72nd and 79th Street traffic redesign
- Ken discussed the Participatory Budget meetings

Committee Members Present: Klari Neuwelt, Kenneth Coughlin, Meisha Hunter, Joanne Imohiosen, Madelyn Innocent, Steven Brown, David Sasscer

Committee Members Absent: None



Steering Committee Meeting Minutes
Elizabeth, Caputo, Chair
June 17, 2014

The Steering Committee of Community Board 7/Manhattan met on Tuesday, June 17, 2014, at the District Office, 250 West 87th Street, in the District. The meeting was chaired and called to order by CB7 Chair Elizabeth Caputo at 6:31 p.m. The following matters were discussed and actions taken.

1. Updates and Next steps
 - Playground 89
 - Updated design presented (updated since last vote) at a meeting at the end of May. Community members, particularly parents from the school, felt that the Principal had not been consulted. There was a decision to bring the Principal in front of the Parks Department.
 - Last night, Gail Brewer convened a meeting of stakeholders. The meeting was rancorous, with the opposing groups expressing intense displeasure with each other's ideas.
 - The issue will be discussed next at the YEL meeting on Thursday, June 19.
 - The Parks Department will present an updated and finalized proposal at that meeting.
 - The Community Board must hear this issue this month because the proposal is going before the design commission in July and must be voted on by the full board on July 1.
 - Steering discussed how to best organize the Thursday YEL meeting so that people may participate fully during the public session.
 - JHL/PS163
 - Chancellor Fariña hosted a town hall in District 3. The meeting was open to the public. PS 163 organized to have a single speaker to share its concerns with the Chancellor; the group complained that they had not heard from the Chancellor or the school construction authority. The Chancellor spent time refuting the allegation that the Chancellor's office had not responded.
 - Salvation Army's Williams' Residence, 720 West End Avenue at West 95th Street
 - Discussion as to how the Williams' Residence would be sold and renovated so that the Salvation Army could move to 125th St. and 3rd Ave. Current residents would be able to have an equivalent room in a brand new building since the Williams building has not been renovated since 1925. Rent would be consistent for at least 18 months, and then would be adjusted depending on operational expenses. A lot of information was missing from the conversation.
 - The deal has gone to contract, which has been signed. The Salvation Army was asked if they would reconsider the sale and keep the building as affordable senior housing, but we are not optimistic that this would occur.
 - Next steps: Many elected representatives are following up with the Office of the Attorney General.



2. Executive Committee Update-Board Projects and Process
 - Had a breakfast together to discuss the board, projects and processes.
 - Project process
 - Many members have varied interests and want to take on special projects.
 - Looking to the future, it was suggested that there should be awareness on the Board as to what is happening with such projects.
 - Examples include the ID Scanner Data bill project led by Matt Holtzman.
 - Purpose of the implementation of the process is to provide an opportunity for leadership development and also be sure that CB 7 Members activities' which are done under the auspices of their membership on the Board are approved by the Board.
 - Agreed that there should be a mechanism to track these projects.
 - Suggested that there is a proposal submitted to the Steering Committee that sets the initial path of the project and the executive committee will manage that process after that initial consideration by Steering.
3. Full Board Meeting Management Discussion
 - a. Limitation of Board discussion is allowed, specifically when there is a limitation on the number of times that a speaker speaks.
 - b. Issue of emails: resolving a meeting time is okay, but if more than half of a committee is discussing policy over email, then it could be potentially violate of the open meetings law. One suggestion was to use a BCC to email all of the members of a committee, but that idea was rejected. Agreement that there can be communication, but you cannot do the business of the Board over email.
4. Finalizing Committee Assignments
 - a. Two new Board members were appointed today: Benjamin Howard-Cooper (former member) and Peter Samton.
 - b. Committee assignments are almost complete. The website will be updated shortly.
5. July FB Agenda Review and Scheduling Reminders
 - a. Review of the order of the agenda.
 - b. There will be many members of community attending for Riposo 72nd during BCI.
 - c. SLA Application approved for Youth Hostel. Not an effective resolution in play.
6. September/October meetings remain as scheduled.
7. Committee and Task Force Reports
 - Land Use
 - Columbia Grammar
 - Our statement on the issue was written 14 months ago. It was handed out and summarized at the meeting. A large number voted against the findings.



- Columbia Grammar has a number of outstanding issues that need to be dealt with.
- A lot of the Community's input related to the C factor.
- Discussion of why the A factor could not be satisfied because they do not have a physical condition that is problematic.
- Public Speaker: Shawn Donovan. Provided dates for when the BSA will consider this application. His issue is the usurping of spaces for idling SUVs in front of 10 West 93rd Street. Had no idea about what would happen until no standing signs were posted on their block in August 2013.
- Trinity School
 - Misunderstanding about what is landmarked at the area.
 - Trinity house has extraordinary design where there is an open terrace, but the new development would render that slice of building useless for activity since it won't be open to light/air and it will be filled with AC units.
 - Made modifications.
- Collegiate School is basically a done deal.
- Landmarks and Preservation
 - Next agenda relatively noncontroversial
 - Apthorp: sent an email to Jenny Fernandez today to confirm whether it will be on June 24th. And whether, notwithstanding, it will be open to public comment. Will demand remand to the Community Board.
 - Board should pass a resolution requesting bill that the actual party has to be ID'd, not some agency.
- Parks
 - Nothing to add
- HHS
 - Has started walking the neighborhood and reviewing stores that are not accessible.
 - Wants to provide this information to those evaluating the committee
 - Also discussed accessibility of play areas and will work with Parks and YEL on this issue.
- BCI
 - Meeting Friday on B2B schedule.
 - Articles on small business rents increasing. Is anything happening on Borough Board level? Yes, the Chair has a meeting coming up and will report back.
- YEL
 - Playground 89 will take a lot of time and there are other agenda items after.
 - Small Schools Athletic Association. Their funding has been cut. PAL gets \$250mm for programs in schools. They do not favor depressed and deprived locations. SSAA has filed suit against the board of ed.
 - Mayor's budget cut community centers. Concern about the community centers in our area.



- Some schools have interior playground facilities. We are looking into accessibility for children and handicapped.
 - Have requested that DOE assign a representative.
 - Transportation
 - Walking tour of the west 60s to ascertain whether direction of the streets need to be changed. Residents have asked them to look into this issue.
 - Writing DOT a lengthy letter regarding a host of issues that need follow up including safety measures and signage.
 - Requests for several Hampton Jitney stops in our district; want to be sure that the residences have been notified and that they won't take up local bus stops.
 - Probably following up on Midtown East zoning issue and its so-called transit benefits.
 - Question on busses to casinos.
 - Big Data
 - Setting meeting dates
 - Social Media
 - Limited series of meetings for ad hoc committee meeting to outline what the issues are. Will set the issues before the Chair for further direction.
8. Request for a leave of absence
- a. Ann Raphael for medical reasons; 3 months; would take her until September. The request was approved by a vote of 13-0-0-0.
9. New Business

The meeting adjourned at 8:32 p.m.

Present: Elizabeth Caputo, Jay Adolf, Andrew Albert, Page Cowley, Mark Diller, Brian Jenks, Blanche E. Lawton, Klari Neuwelt, Nick Prigo, Suzanne Robotti, Madge Rosenberg, Barbara Van Buren and George Zeppenfeldt-Cestero. **Absent:** Richard Asche, DeNora Getachew, Marc Glazer, Gabrielle Palitz, Michele Parker, Eric Shuffler and Dan Zweig.



**Land Use Committee
Minutes
June 18th, 2014**

Present:

Land Use: Richard Asche and Page Cowley, co-chairs, , Brian Jencks, Sheldon Fine, DeNora Getachew, Roberta Semer. Howard Yaruss

Non Committee Board Members: Elizabeth Caputo, Chair, Mark Diller, Blanche Lawton, Suzanne Robotti,

- 1. 248 West 80th Street d/d/a New York Sports Club 2724 Broadway (West 104th St-105th Streets)** (Broadway to West End). Application #169-93BZ to the Board of Standards & Appeals by Frederick Becker, LLP for the New York Sports Club to allow continued use of the premises as a Physical Culture Establishment.

Mr. Becker gave a summary of the reasons for the special permit and further explained that the application was for the extension of the term of use. Mr. Becker also confirmed that there was no change of use, operation, or space modifications.

THEREFORE, BE IT RESOLVED THAT the Land Use Committee **approves** the application to extend the terms of the special permit.

Land Use Committee: 6-0-0-0

Non-Committee Board Members: 3-0-0-0

- 2. Collegiate School at 401 West 61st Street.** Application to the Department of City Planning by Hudson Waterfront Associates and the Collegiate School for the fifth modification to the 1992 Riverside South Large Scale General Development and the seventh modification to the Riverside South Restrictive Declaration to permit the construction of The Collegiate School on Parcel K-2, which was originally planned for residential development in the 1992 approvals.

Ethan Goodman, Director of Planning & Project Management for Fox Rothschild LLP was the spokesperson for the application, along with Lee Levinson, a representative from the Building Committee for the school.. The architect fir the project, Tom Gluck was also present as were the Headmaster of The Collegiate School, and James Fontas of Capalinio + Company.

Background to the project was provided giving the sequential development of the school, which has moved 17 times over the years and the present and various buildings that comprise the school complex at the 77th street site. The current lease with the Collegiate Church will expire in 2022, which has necessitated this relocation and the desire to construct a new school with all of the facilities in one building.

Several variances required that were considered by the applicant as minor modifications. These are:

- Use: from residential to Community Facility
- Change in the envelope: seeking relief from the original façade materials guidelines
- Reduce the amount of glass with no windows at the lowest level at the street-wall (owing to placement of certain school programs at the ground level which need privacy).
- Relocation of the retail



- Locate a roof top play area enclosure

The design team confirmed that there would be no additional floor area. With regards to the affordable housing, which for this site was to be 55 affordable units, there is a discussion in progress with owners of another parcel currently under construction to incorporate these units.

There were many questions from the committee and board members present which ranged from changes to the pedestrian experience at the base of the building with no storefronts and an overall appearance of the building now to be treated differently than the uniform design and context of adjacent buildings, to a concern about the terms of the affordable housing, and if the Housing Preservation Department had reviewed or commented on the relocation of the affordable housing allocated for this site.

As the presentation progressed, more details about the siting of the building on the lot, now with a “rear” yard that would be open space for the school as well as a section fronting 61st Street that would be used exclusively by a residential building across the street – a negotiation still not finalized, it became clear that there was insufficient materials presented to justify the changes that were being sought. While the documents did show the educational uses on each floor, there was only one elevation, not originally part of the presentation, that was found to describe the materials and the overall appearance of the building.

As the project was not indicated on the agenda for a formal comment and presumed to be a presentation for information only as to what would be presented later, it transpired that the Department of City Planning application was sent via mail and arrived at the CB7 offices, the afternoon of today’s Land Use Meeting. The applicant was asked if this could be held so that additional information could be provided upon which to form a resolution. There is a 45 day comment period, and as the presentation was considered incomplete by those present, it was agreed that the project would return at a later date to provide input from other CB7 committees that would certainly have input, including but not limited to Housing, Youth/Education and Libraries, Parks and even Transportation. This second meeting would also provide a resolution that would represent a broader base of the Board and be forwarded to the Department of City Planning, as there is no Full Board Meeting in August. The applicant was satisfied that this would meet their needs.

THEREFORE, BE IT RESOLVED THAT the Land Use Committee **disapproves** the application because the information provided was incomplete. The applicant has agreed to return to the Land Use Committee, along with the Housing Committee and other interested Board Members, without prejudice, to a second meeting at which time a revised resolution is expected.

Land Use Committee: 7-0-0-0

Non-Committee Board Members: 3-2-0-0

3. **139 West 91st Street (Columbus and Amsterdam Avenues).** Application # 117-14-BZ to the Board of Standards & Appeals by Trinity School to allow expansion of the existing campus.

Elise Wagner, attorney from Kramer Levin Naftalis, was the spokesperson representing the applicant. Participating in the presentation were John C. Allman, Head of School, Marcus Sanders from the architectural firm of Rogers Partners, and Miles Ahmend from Tishman Construction. **There were several variance being sought: Lot coverage, Rear yard Equivalent, Height and Set back** and if viewed conservatively regarding an interpretation of wall and fence, **a variance regarding the height of the fence which is within 30’-0” of the west side of Trinity House.**



Representing the Trinity House Tenants Association was Jim Paul, co-chair of the Association. His prepared statement cited a list of unresolved issues: noise, venting of stale air from ducts to be placed close to the residential building, blocking the westward view from the loggia at the 4th floor, reduction of the garage space and extension of structural intervention, potential loss of income, the extent of open space, the obstruction caused by the ball net and translucent weather covering over 2/3 of the netting, location of egress and fire stairs and also the Mitchell Lama agreement for the operation and leasing of the garage space as an integral component of Trinity House. It was agreed with the latter that further determination of ownership and entitlement for sole use or development needed to be verified.

There was a very animated discussion with over 50 people speaking about the project from personal perspectives as educators, students and alumnae, as well as residents impacted by the construction and ultimate new structure on 91st Street as well as the residents of Trinity House. The Community Board office has retained the green slips for all of those who spoke for or against the proposed expansion.

In addition to the residents, the Council Member for our neighborhood, Helen Rosenthal, was in attendance for all of this discussion. Her office had agreed to work with both parties to discuss follow many threads of concerns and keep track of these via the Community Board 7 office, which would most likely have a group to provide support during construction, in addition to concerns about deliveries, rat and garage storage and removal and other matters arising from construction activities.

THEREFORE, BE IT RESOLVED THAT the Land Use Committee has compiled a resolution following a detailed series of comments and structured to respond to each of the five findings required for this type of variance. The full resolution is provided below with the Findings as “Met” or “Not Met”:

Trinity Episcopal School located at 139 West 91st Street, New York, New York has applied to the Board of Standards and Appeals pursuant to Section 72-21 of the Zoning Resolution and Section 666 of the Charter for a variance to permit a 57,200 square foot enlargement of its school facility. The proposed enlargement would raise the height of the existing turf playing field by two floors. The playing field would be enclosed by a structure of metal trusses supporting steel netting and covered over 65% of its surface by a translucent screen. The proposed enlargement would abut directly the fifth floor loggia of the adjacent Trinity House apartment building, necessitating the closure of the west view of the loggia, which is otherwise open on all four sides.

Trinity asserts that the proposed addition is necessary to alleviate cramped conditions at the school and permit an expansion of curriculum, but not to increase enrollment. The proposed enlargement requires waivers of the 60-foot rear yard equivalent (§ZR24-382); lot coverage limited by §ZR24-11 to 65%; initial 20 foot setback on West 92nd Street; sky exposure plane and minimum 50 foot distance between the proposed enlargement and residential windows providing legal light and air.

Community Board 7 has considered the application and the findings required to be made to permit a variance. Based upon the application, numerous speakers representing the Board, Trinity and the neighboring resident MTS, CB7’s conclusions with respect to the required findings are as follows:

Finding A: There are unique physical conditions or exceptional topographical conditions peculiar to and inherent in the zoning lot which create practical difficulties and unnecessary hardship in complying with the bulk limitations of the Zoning Resolution which are not due



to circumstances created generally by the strict application of the provisions of the Zoning Resolution in the neighborhood or district in which the zoning lot is located.

This finding has been met. The as-built condition of the Zoning Lot has made it difficult to construct an as of right alternative, which would meet the problematic needs of the Trinity School. The as of right alternative would require a taller, narrow structure on West 92nd Street which would not permit classrooms of an optimal size for instruction. Further, the School's current circulation problems would be difficult to address in an as of right structure.

Moreover, a complying development would limit much of the School's existing turf playing field, which is integral to the School's educational programs.

Committee Vote:

Land Use Committee: Met: 7, Not Met: 0, Abstain: 1

Non-Committee Board Members: Met: 1, Not Met: 0 Abstain: 1

Finding B: Because of such physical condition there is no reasonable possibility that the development of the zoning lot in strict conformity with the provisions of the Zoning Resolution will bring a reasonable return, and the grant of a variance is therefore necessary to enable the owner to realize a reasonable return from such zoning lot, except that this finding shall not be required for the granting of a variance to a non-profit organization.

Because Trinity is a not-for-profit organization, this finding is not required in order to grant a variance.

Finding C: The variance, if granted, would not alter the essential character of the neighborhood or district in which the zoning lot is located, would not impair the appropriate use and development of adjacent property, and would not be detrimental to the public welfare.

CB7 is unable to make this finding for three reasons: First, the proposed development will block off the entire West side of the fifth floor loggia at the Trinity House, a space used by Trinity residents which provides views, light and air in all four directions. At present, the view to the West from the loggia is not obstructed, a valuable amenity to the residents. The proposed development would create a corridor at the second and third floor levels, linking the existing school structures with the classrooms and laboratories on the West 92nd Street side. Removal of approximately 30 feet in width of the proposed structure at the third floor level reduces square footage available for classes, which footage could be captured elsewhere on the project. Circulation could be maintained through the second floor corridor and a staircase at either end to the third floor.

Second, the proposed enlargement would entail the construction of large air vent structures within the Trinity House loggia, further reducing the utility of that amenity.

Third, The structural frame and cable netting, is located within seventeen (17) feet of the residential tower and is thirty-eight feet seven inches (38'-7") tall. The translucent material proposed to cover 65% of the turf playing field will be an unnecessary eyesore. The School states that the purpose of the covering is to avoid overheating from the sun in the summer months (when school is not in session), to shelter the turf from rain and snow. The present turf area, of approximately the same



size at the second floor, is uncovered. Weighing the utility of this covering against its visual impact, CB7 concludes that the covering is an inappropriate and unnecessary amenity.

For the foregoing reasons, CB7 concludes that Finding C cannot be met. Should the applicant amend its application by eliminating approximately 30 feet in width at the third floor level so as to avoid blocking off the West face of the loggia, and if the air vents are moved from the loggia or substantially reduced in size, and if the applicant removes the covering of the turf field, Finding C would be met.

Land Use Committee: Met: 3, Not Met: 4, Abstain: 0
Non-Committee Board Members: Met: 1, Not Met: 1 Abstain: 0

Finding D: The practical difficulties and unnecessary hardship have not been created by the owner or its predecessor in title.

There is no evidence that the practical difficulties and hardship were created by the Trinity School. In this connection, we rely on the School’s representation that it does not plan to increase its student enrollment.

Land Use Committee: Met: 6, Not Met: 0, Abstain: 1
Non-Committee Board Members: Met: 2, Not Met: 0 Abstain: 0

Finding E: Within the intent and purposes of the Zoning Resolution, the variance, if granted, is the minimum variance necessary to afford relief.

For the reasons set forth in the above discussion of Finding C, Finding E cannot be met. As with Finding C, Finding E would be met if the project were modified to maintain light and air on the west face of the loggia, relocate the air vents and eliminate the translucent cover over the turf field.

Land Use Committee: Met: 1, Not Met: 6, Abstain: 0
Non-Committee Board Members: Met: 0, Not Met: 2, Abstain: 0

Accordingly, as not all of the findings have been met, the Land Use Committee **disapproves** of the proposed enlargement.

* * *

During the course of hearings on this application, several additional issues of concern to the neighboring residents were raised, among them the following:

- a) the prevalence of vermin on the West 92nd Street side;
- b) the construction process, including obstruction of traffic on West 92nd Street, noise and hours of operation; and
- c) garbage collection and removal on West 92nd Street;
- d) the loss of revenue to Trinity House caused by the reduction in available parking space in the garage under the playing field

Following the Land Use Committee hearing on this matter, CB7 received written assurances from the School that these matters will be addressed and that the community will be involved and kept abreast at all stages of the process, and we rely on those assurances. A copy of the School’s letter dated June 25, 2014, is attached to this resolution.

**4. Further Discussion of a Joint Housing and Land Use forum**

Suggested outline for the Fall Affordable Housing Forum that will be sponsored jointly by the Housing and Land Use Committees was presented as compiled from meeting notes and comments from the two committees over the last two months. Once both committees agree with the proposed topics and program, it will be circulated for the full board to review and comment.

Respectively submitted by Page Cowley

**Parks & Environment, Klari Neuwelt, Chair, and
Youth, Education & Libraries, Blanche Lawton and Eric Shuffler, Co-chairs,
Joint Committee Meeting Minutes
June 19, 2014**

- CB7 Chair provided overview of the rules that guide discussion:
- Parks Department will provide 20 minute presentation of the revised proposal.
- Focus on difference between May joint committee meeting proposal and new proposal released two days ago.
- Two large constituencies: Playground 89 and PS 166 parents, principals and school officials. Each constituency will have 15 minutes to ask questions, make comments, etc. Each group will allocate its time among speakers as it chooses.
- Next will be questions from members of the joint committees, followed by joint committee discussion and vote to approve or disapprove the proposal. To ensure sufficient time for other matters on the agenda, the goal will be to conclude consideration of this matter by 8:45 p.m.

Nancy Prince – Department of Parks & Recreation, Deputy Chief for Design – Presentation

- Issues that were asked to reconsider were:
 - o Reducing handrails in playground;
 - o Moving chess pod to upper area; and
 - o Size of play area and steps
- Developed current proposal from the previous intermediate plan based on discussions with the school principal and the original architect.
- Raised up the bottom steps by six inches, creating extra space. Still keeps the bowl.
- Added another maze pod.
- This plan had no internal handrails.
- Removed two non-functional spray showers.
- At meeting with sub-group, there was a concern about creating a distinction between bowl and upper play area.
- Worked very hard on this.
- Solicited input from original designer.
- Greater flat area while creating bowl and separation.
- Displayed images of project throughout discussion.
- Design for the upper level included a chalk board that allows kids to write and draw outside.
- Upper area is another place to play since no longer has steps. Elimination of a step also reduces the grade change, which in turn eliminates the need for certain handrails in the prior design.
- Added features to the park to give it more space to play.
- Integrating top rail more with the fence; keep accessible drinking fountain, but improve accessibility; installing more rat resistant trash receptacles; including more stars; used natural stone, but not cobblestones because those are inaccessible (not ADA compliant); existing maze pattern will be redone in same material; will resurface steps to make them more uniform;
- Ramp down will remain.
- After being asked a clarifying question, explained that Parks Department has used Paul Friedberg as a consultant to address concerns of various groups. He is a design architect so he understands that have to

update surfaces and keep playgrounds playful. Paul Friedberg approved the proposal being presented tonight.

John Crossman - Friends of Playground 89

- Cannot support this proposal as currently drafted.
- Distributed document with list of concerns and substantiating documents.
- Have 13 concerns. Almost all of the concerns center on the bowl in the amphitheater. Need substantial slope to protect the kids.
- #1 – the existing design is safe. The project was funded and promoted to address a claimed safety concern for the sloped granite blocks.
- Friends of Playground 89 spent the last year collecting all incident reports to determine where accidents occur. In all instances, the accidents do not happen in the bowl or slope. Search goes back 10 years and they have all safety reports.
- Any change that Parks could make may create safety problems.
- The proposed change to add benches between the bowl area and the separate climbing structure to the east in the Park creates more safety issues because it is a soft, low tripping hazard.
- #6 - The proposed change discriminates against children who play outside of the amphitheater bowl by shrinking multiple play spaces, and that space is not regained.
- #7 – Architect M. Paul Friedberg does not favor elimination of any of the steps of the amphitheater.
 - o Does not support removing any steps. Trying to prevent Parks Department from throwing the baby out with the bathwater. He said that he hopes Playground 89 prevails in opposing this project.
- #8 – This playground is used by the entire community. It is used 3,120 hours yearly overall. The school uses it for 360 hours per year.
 - o It is unclear whether the representatives who will speak for the school represent the larger school community.
 - o PTA has never voted on this.
- #10 – redesign eliminates safety corridor used by smaller children
- Continue to want to work with the community to resolve this. The fact that they were told July 2013 that did not have time for a committee and that a year later we are still discussing this is a problem. Although had one meeting, that is not enough. 10 years ago there was a full blown ad hoc committee to work through this issue to reach a consensus. Still believe this is the way that this should have been handled and should be handled going forward.
- Why is issue so important to you? Live in the community and kids love the park. While principal may have best intentions, she does not know the community in the same way.
- Do you have suggestions to Parks to address concerns? Yes, some of the suggestions have been presented to Parks. Interested persons have spent hundreds or thousands of hours on this.
- “No change” is a valid option worth considering. Should not do anything to make matters worse.
- In May a different plan was presented by Parks. FOP 89 supported that plan. So rejects that they are not cooperative.
- Big problem is loss of step. Suspect that Design Commission will see this as an issue. Bringing it down by 6 inches creates a problem. Balls will be flying, etc.

Debbie Mastriano, PS 166 Principal

- Thanks Parks for the design.
- Lot of the design features that were added are helpful. Current playground is a safety hazard.
- Supports Friends of Playground 89 suggestion to remove the new bench barriers.
- Met with architect and he seemed very positive about keeping the playground as is.
- Supports the project. Do have 500 students playing out there every day and believe it is good for the neighborhood, many of their students live in the neighborhood.

Liz Weblin – PTA Co-President

- Thanked elected officials and Parks Department for supporting redesign. Likes new design. Does not like benches being added.
- Kids run around the perimeter of the playground a lot, which is why they have to use the entire playground. Glad to see the play area expanded.
- Prefers very few steps because of snow and ice removal.
- Understood that Friedberg was in favor of the renovations because now it is ADA-compliant.
- Has seen kids pick up the blocks that are loose in the slope.
- This is not a heavily used playground, it is mostly used during school. Should address those concerns.

Jonathan Goldblatt – Parent of PS 166

- School is much larger now.
- Opposition really stinks of “not in my backyard.”
- It is enough and it is transparent.

John Dunn – Parent PS 166

- Support design 110%
- Supports eliminating benches. Curved benches are wrong solution to a good idea.
- Thanks John for bringing in to the conversation Paul Friedberg’s voice. Parks should confirm that Paul cannot veto proposal. Should also confirm that Public Design Commission will not change project.
- Responses to questions to Parks by John Dunn:
 - o Paul Friedberg does not have veto power over any proposal.
 - o Next step is going to Public Design Commission. PDC will conduct a public hearing to work out any final concerns.
 - o PDC has final authority over approval of the proposed plan.
 - o Parks has read 100s of emails and considered all of the feedback received along the way.

Christine DePasquale

- This has been going on for over 3 years.
- Playground 89 continues to be a safety issue.
- Have had over 20 meetings at school over this subject.
- Every single recommendation received was sent to Parks Department.
- If park was redesigned then believe there would be a better experience for all children.
- 2 kids fell today on the wet blocks.

- Agree that in the bowl is safer because it is flat. That is why want more flat land throughout the park.

Jeremy Roberts – lives in neighborhood.

- Has 2 daughters who play at this playground.
- Supports renovation.

Stephanie Goldblatt

- Kids at PS 166 are community kids.
- Design over a year ago was completely flat, which was approved by entire CB7.
- This needs to be changed. Safety is a red herring. There needs to be more space, ADA-accessible, safer.
- They do not want kids to play here on the weekends. They do not want the construction in their backyard.
- Applaud the compromise.
- Encourages CB7 to pass this.
- Changes since the May 2014 presentation at CB7:
 - o Change grade of ramp, position of ramp, and relocation of chess play area.
 - o Elimination of one step in bowl added 1,000 sq feet of usable play space.
- 3 principals (current and previous 2) were unhappy with the existing condition.

Committee Questions to Parks Department:

- Regarding questions regarding the introduction of the curved benches:
 - o Parks Department is honor-bound to keep 3 benches because Parks agreed with Paul Friedberg to add the benches after extensive discussion.
 - o Purpose of the benches is to contain and separate the bowl play area from the climbing structure.
 - o Previous design had rails on slopes - revision sought to create ADA-accessible slopes without handrails. Benches then introduced as a means of separating play areas.
 - o Parks Department feels confident about this solution. Does not see it as dangerous.
 - o Parks would not use cobblestone pavement extensively in play spaces, usually just have around tree pits.
- Is Paul Friedberg engaged for a fee or is it a volunteer engagement?
 - o It is voluntary engagement.
- What would have to do in order to keep the additional step and make it ADA-compliant?
 - o It would involve a lot of rails. If over a 4.99 slope then have to have handrails. Since at the last meeting it was agreed that there should be no rail, they took out the step to reduce slope.
 - o From the flat part of the bowl to first step in the existing playground there is a 40% slope – ADA compliance is 5%.
- Not changing the existing climbing play structure.
- Do have to make these changes to make it ADA-accessible?
 - o Yes, have to make changes to get to current code and make ADA-compliant.
- What does Paul Friedberg support?
 - o Noodle shape benches are Friedberg's design.
 - o He felt like this was a good compromise and did not believe it distorts his design.
- What is understanding of why asked to make redesign from existing and what were goals?
 - o Cobblestone blocks in use at recess was original concern.

- Any time that Parks redoes a park, must make it ADA-compliant and bring up to code.
- How many children are in space during recess?
 - Two grades are in the space at a time. Principal unavailable to answer.
- To what extent will plows be able to get in to these tight spaces?
 - Improving ability to plow is not a priority for the project for Parks.
 - This design makes it much easier to get in with a Bobcat-sized vehicle and get in to plow the upper and lower level. Makes it less reliant on manual labor.
 - The curved benches may interfere with plowing.
- Will the benches be concrete because kids can trip?
 - It will be concrete, but there are visual cues to hopefully mitigate this.
- Has a safety expert evaluated this?
 - That is really the role of landscape architect. Nancy has worked for Parks Department for 29 years. Reviews all playgrounds for Parks Department in all 5 boroughs and all partners. Goal is to protect safety and welfare. Follow ASTM & CTSP guidelines. They are licensed in this area.
 - Equipment was originally designed a little while ago. Met all safety guidelines at that time. Do not have safety concerns right now. At some point in the future this will have to be redone, but not an immediate need now.
- What parts are ADA-compliant?
 - Can get to all parts of the playground with a wheelchair. Play equipment is not ADA-compliant. When redo it, will have to bring up to standard.
 - All of the raised pods are ADA-compliant. They have an ADA coordinator who looks at all playgrounds from this perspective.
- What are the water features now?
 - There were previously 6 bollards that sprayed water. They modified plan to remove 2 of the 6 that spray into the bowl.
- Entire band slope was graded such that do not need handrails.
- What is the material for the flash curb on the eastern side?
 - That is the safety mounted surface and it has a ramp. This slope is all flush.

Committee Discussion

- Plan approved by substantial majority of the board in 2013 was very different from this proposal. At the time the concern raised by FOP 89 was the need to engage Paul Friedberg. Public Design Commission never reviewed the CB7 approved proposal.
- Parks spent a year working through this and in May 2014 CB7's joint committees were presented a proposal that was substantially similar to the current design. The current proposal includes the curved benches as a response to FOP 89's request for a delineation between play areas and climbing structure. Neither the school nor FOP 89 appears to favor the curved benches.
- The City has to pay damages if something happens in the park that permits liability. Believes that should be in favor of approving this version tonight with or without the benches.
- Still have concern about benches with regard to safety.
- Agree that benches present safety issue. Also concern about slope especially with young children.
- Can the benches be made of another material? Really cool designs that incorporate foam and other interesting materials.
 - Concrete is used for aesthetic reasons.

- Durability is also an issue. Need materials that will last.
- Have imagination playgrounds in a box that incorporate newer materials, including a playground in South Street Seaport.
- Would not work on the benches.
- Concerned about benches in the middle of a playground. Takes up an area where one would expect to have kids playing. Takes away accessibility.
- Share concerns with benches. Board often expresses concern in resolution that there are lingering concerns and that should be the sensible way to resolve this in this instance.
- Surprised about absence of records in this instance.
- Find compelling that the principal has endorsed this plan. Doubtful that will obtain consensus.
- Relating to the point that this is a public park that is also used by the community, board has supported adventure playgrounds. Support overall plan.
- Support plan without the benches and move on with other issues.
- Community member will support this.
- FOP 89 has had opportunity
- Best way to spend \$600K. Defer to safety experts about whether benches should be removed.
- Speak as explicitly as can after a year of debate, especially about removal of the benches if that is the consensus.
- Supports plan. When have 200 kids in a park, there will be accidents. That is reality.
- New design is fabulous. Very important to have ADA-accessible playground in the neighborhood. There are not many playgrounds in the community for children in wheelchairs to have ADA-accessible playground experiences.
- Does not support inclusion of the benches.
- Commend for hard work. Was involved in this ten years ago. Like the noodle idea, but do share colleagues concerns that location is not the best place.
- Thanked community for engaging in this discussion. Presents a real compromise. Applauded Parks for their leadership on this.
- Proposed resolution: approve design presented tonight, minus the benches.
 - Text of Resolution will include notes about Parks working together with various parties.
 - Resolution will address the plowing issue.

Resolution to approve the proposal as presented minus the curved benches separating the bowl area from the climbing equipment to the east was **adopted**:

VOTE: Joint Committee Members: 13-0-0-0; Non-committee Board Members: 5-0-0-0.

- This will be presented to full board on July 1st at Congregation Rodeph Sholom on West 83rd between Columbus and Central Park West.

Present: Blanche Lawton, Eric Shuffler, Isaac Booker, Steven Brown, Catherine DeLazzero, Mark Diller, Paul Fischer, Rita Genn, DeNora Getachew and Polly Spain. **Parks & Environment:** Klari Neuwelt, Steven Brown, Ken Coughlin and Madelyn Innocent. **Board Members:** Roberta Semer and Barbara Van Buren.



**Health and Human Services Committee Meeting
June 24, 2014**

Present: Catherine DeLazzero, Robert Espier, Shelly Fine, Rita Genn, Genora Johnson, Madge Rosenberg, Barbara Van Buren
Public member: Fern Fleckman

Small School Athletic League

Although there was no resolution in the YEL meeting about Small Schools, Shelly reported that city will give \$800,000 to SSAL to empower children through sports.

SCHOOL PLAY YARDS

. We are concerned about availability and accessibility of playgrounds in the neighborhood. We are concerned about the health of the kids in the neighborhood. There isn't a gym in some schools or recess equipment. We need to make playgrounds more accessible, inclusive, available, healthful and fun.

. Rita and Catherine are researching school playground needs and brought us a spreadsheet with numbers of students, number and ratio of disabled students and students eligible for free lunch and accessibility ratings.

. At the YEL meeting Mr. Simmons from DPR indicated that the Department was already exploring renovation of the PS 145 playground. Children from the Regent Family Shelter attend P.S. 145. It would be the first playground above 100th Street open on weekends. We are also exploring PS 333/Joan of Arc playground, which serves a school with a large number of disabled children. That is a DOE playground, which will take a lot of effort to keep open on weekends, requiring funding from Helen Rosenthal or Gale Brewer, or private funders.

PS 333 is exceptionally inclusive. Playgrounds need to intermingle access across abilities and grade level to build community. Imagination Playground in a Box, comprised of large, movable foam pieces, allows children of different abilities to play together creatively. We should listen to professionals at MSC (p.s. 333) about how children play together.

. Parents, principal and teachers should "buy in" and be enthusiastic about the playground. The request and list of needs and wants should come from school community and we should be facilitators. The CB7 taskforce should invite elected officials to meetings along with parent reps, and agencies such as VOA and Goddard and parochial schools that use the playgrounds. We can look at PS 145 and 333 or look more broadly.

Catherine says that since there are over 26,000 youth under 14 in the district, it's important to support a site that is accessible to the public. Bloomingdale is a public park that is open to the public and there is already support from DPR for it. It is unlikely that the DOE would keep the playground at MSC/the Joan of Arc Complex open to the public and the purpose of the playground should not just be to support one school but the whole community.

. Create task force for PS 333 & 145 with the schools. Rita will create a concept paper to present to the board and to the schools. Catherine, Shelly, Genora and Rita will be the core of the playground task



force (though Catherine may not be able to participate once the data task force begins). We will seek members from the YEL and P & E committees. Catherine will fill them in on tonight's discussion.

. Catherine will write to Elayni in Mark Levine's office about funding through the participatory budget process. She would start with Bloomingdale. Genora has been involved with PS 145 and has participated in PB process before with Melissa.

. Robert: could pitch for Imagine Playground in Box through Helen Rosenthal's PB process.

OTHER COMMUNITY NEEDS

Aging issues is connected to Naturally Occurring Retirement Communities. These issues are in context of NORC and getting the funding done. There was a time when there was funding and there is not now.

One of the problems with funded NORCs is that they are confined to a single site and were not able to service neighboring residents. .

Madge: NORC is just one model; there are all kinds of models.

Elder abuse.

Aging in Place

Services in the community must be available so the elderly won't need to move into congregate settings. At Park West Village ... in each building they have books at front desk and people in building put down and make contact.

Discussion of what issues to follow through on

Shelly: What's good about the playground it is initiating a project is that it is initiating instead of reacting. We are initiating a project we are trying to promote it.

. Is the Mt Sinai merger affecting medical services available to the community\?

Are adequate services being funded for teenagers aging out of foster care and needing a new support system.\?

At this time it was agreed to start exploring what could be done to make playgrounds more accessible and available.

Meeting was adjourned.